093.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	600,200 / 600,200
					USE VALUE:	600,200 / 600,200
					ASSESSED:	600,200 / 600,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O'CONOR JAMES M
Owner 2:	
Owner 3:	
Street 1:	63 OVERLOOK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1968, having primarily Aluminum Exterior and 1524 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	213,200		387,000	600,200
Total Card	0.124	213,200		387,000	600,200
Total Parcel	0.124	213,200		387,000	600,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.94 | /Parcel: 393.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 60347
GIS Ref
GIS Ref
Insp Date 10/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 093.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	213,200	0	5,400.	387,000	600,200	600,200	Year End Roll	12/18/2019
2019	101	FV	180,200	0	5,400.	392,600	572,800	572,800	Year End Roll	1/3/2019
2018	101	FV	195,000	0	5,400.	293,000	488,000	488,000	Year End Roll	12/20/2017
2017	101	FV	195,000	0	5,400.	265,400	460,400	460,400	Year End Roll	1/3/2017
2016	101	FV	195,000	0	5,400.	254,300	449,300	449,300	Year End	1/4/2016
2015	101	FV	192,000	0	5,400.	215,600	407,600	407,600	Year End Roll	12/11/2014
2014	101	FV	192,000	0	5,400.	204,600	396,600	396,600	Year End Roll	12/16/2013
2013	101	FV	192,000	0	5,400.	194,600	386,600	386,600		12/13/2012

!7608!

PRINT

Date	Time
12/10/20	22:13:44

LAST REV

Date	Time
02/05/19	12:06:29

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7608

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCALEER ROBERT	27439-492		6/30/1997		223,000	No	No		Y

USER DEFINED

Prior Id # 1:	60347
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/1993	174		700					REPAIR WDK ADD 12X

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	Meas/Inspect	DGM	D Mann
10/1/2018	MEAS&NOTICE	BS	Barbara S
12/23/2008	Meas/Inspect	336	PATRIOT
11/10/2000	Hearing Chag	201	PATRIOT
4/6/2000	Inspected	264	PATRIOT
2/3/2000	Mailer Sent		
2/3/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.02	5			Ledge	-5					387,031						387,000	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 387,031 | Spl Credit | Total: 387,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331049
Depreciation:	117853
Depreciated Total:	213195

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

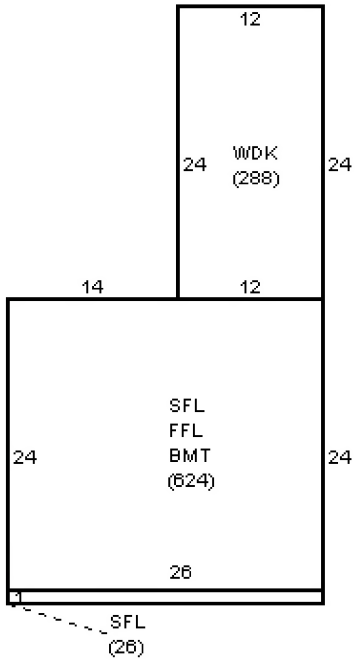
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	103.44
Final Total:	213200	Val/Su SzAd	167.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	650	182.230	118,451
FFL	First Floor	624	182.230	113,713
BMT	Basement	499	63.420	31,658
WDK	Deck	288	9.470	2,728

Net Sketched Area:	2,061			Total:	266,550
Size Ad	1274	Gross Are	2186	FinArea	1524

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	80	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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